



# City of Carmel

## CARMEL PLAN COMMISSION MEETING AGENDA THURSDAY, JANUARY 21, 2010

Time & Location: 6 PM, City Hall, 2nd Floor, One Civic Square, Carmel, IN 46032

Agenda Items:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum & Swearing-in of New Members, Elections, and Appointments
  - 1. Swearing-in of New Members/Introduction
  - 2. Election of President
  - 3. Election of Vice-President
  - 4. Election of Member to Board of Zoning Appeals
  - 5. Election of Member to Hamilton County Plan Commission
  - 6. Election of Member-at-Large
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns
- H. Public Hearings
  - 1. Docket No. 09100009 DP/ADLS: Long Branch Market w/ Kroger (Altum's site).  
The applicant seeks site plan and design approval for a multi-tenant commercial development with outlots. The site is located at 11335 N. Michigan Rd. It is zoned B-3/Business and located within the US 421/Michigan Rd. Overlay Zone. Filed by Robert Barker of Zinkan & Barker Development Co., LLC.
  - 2. Docket No. 09100011 DP/ADLS: CVS Pharmacy at Rangeline Rd  
The applicant seeks site plan and design approval for a new retail building. The site is located at 1421 S. Rangeline Rd. and is zoned B-8/Business within the Carmel Dr. – Rangeline Rd. Overlay Zone. Filed by Craig Forgey of Gershman Brown Crowley, Inc.
  - 3. TABLED TO FEB. 16: Docket No. 09090004 OA: SCO Ch 4: Definitions, Amendment  
~~The applicant seeks to amend Chapter 4: Definitions of the Subdivision Control Ordinance (SCO) in order to add definitions for Preliminary Plat and Final Plat. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.~~
  - 4-7. Docket No. 09110035 PP: Reading Tree Park Primary Plat  
The applicant seeks primary plat approval for 4 lots on 6.44 acres and seeks these subdivision waiver approvals:

Docket No. 09110036 SW SCO 6.05.01: 50-ft minimum lot frontage at the road r/w  
Docket No. 09110037 SW SCO 6.05.07: when adjacent to, dwelling must face a parkway  
~~WITHDRAWN: Docket No. 09110038 SW SCO 8.09: alternative transportation, side path~~  
The site is located adjacent to the Monon Greenway, at 212 W 136<sup>th</sup> Street. It is zoned R-1/Residence, partially within the US 31 Overlay Zone. Filed by Greg Ilko of CrossRoad Engineers, PC for Reading Tree Park, LLC.

8. Docket No. 09120022 CPA: Comprehensive Plan Amendment, Thoroughfare Plan Map  
The applicant seeks approval to amend the Thoroughfare Plan Map of the Carmel Clay Comprehensive Plan (C3 Plan 2009). Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

I. Old Business

1. Docket No. 09090018 CPA: 96<sup>th</sup> & Westfield Subarea Plan Comprehensive Plan Amendment  
The applicant seeks approval to amend the Carmel Clay Comprehensive Plan (C3 Plan 2009), to adopt Land Classifications and a Subarea Plan for the 96th Street & Westfield Boulevard Special Study Area, which is located south of 99th St. north of 96th St., east of the Monon, and west of Keystone Pkwy. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

J. New Business

1. *(Might be heard; pending vote from Executive Committee meeting)*  
Docket No. 09050010 OA: Carmel SmartCode Ordinance Amendment. (Z-535-09)  
Adopt Article 3: CARMEL SMARTCODE as part of Carmel City Code, Chapter 10: Zoning & Subdivisions. The SmartCode contains new development regulations that will affect the area of Carmel north of 116<sup>th</sup> Street and bounded by US 31 and Keystone. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.
2. *(Might be heard; pending vote from Executive Committee meeting)*  
Docket No. 09070013 Z: Carmel SmartCode Rezone (Z-536-09)  
The applicant seeks to amend the Official Zoning map of Carmel/Clay Township to include the proposed SmartCode. The area included is north of 116<sup>th</sup>, east of US 31, and west of Keystone Avenue. The zones to be added to the zoning map include T1/Natural Zone, T2/Rural Zone, T3-E/Sub-Urban Estate Zone, T3-L/Sub-Urban Large Lot Zone, T3/Sub-Urban Zone, T4/General Urban Zone, T5/Urban Center Zone, T6/Urban Core Zone, and SD/Special District. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

K. Adjournment